



Mercury House Broadwater Road, Welwyn Garden City AL7 3FB



welcome to

Mercury House Broadwater Road, Welwyn Garden City

This CHAIN FREE luxurious one-bedroom ground floor apartment is ideally located just a short walk from Welwyn Garden City train station and town centre. Finished to a high contemporary standard, the apartment comprises an entrance hall with video entry phone system, a modern open-plan kitchen, dining and living area with doors opening onto a private terrace, a spacious double bedroom with fitted wardrobes, and a stylish modern bathroom. Additional benefits include allocated parking, a utility cupboard, built-in Sonos ceiling speakers, and underfloor heating with individual thermostat control throughout. Residents also have access to a communal roof terrace offering fantastic views across Welwyn Garden City.

Mercury House is superbly positioned within a five-minute walk of the train station, Shire Park Business Park, and the town centre, which offers a wide range of amenities including John Lewis, Waitrose, and The Howard Centre.



Lounge/Kitchen/Diner

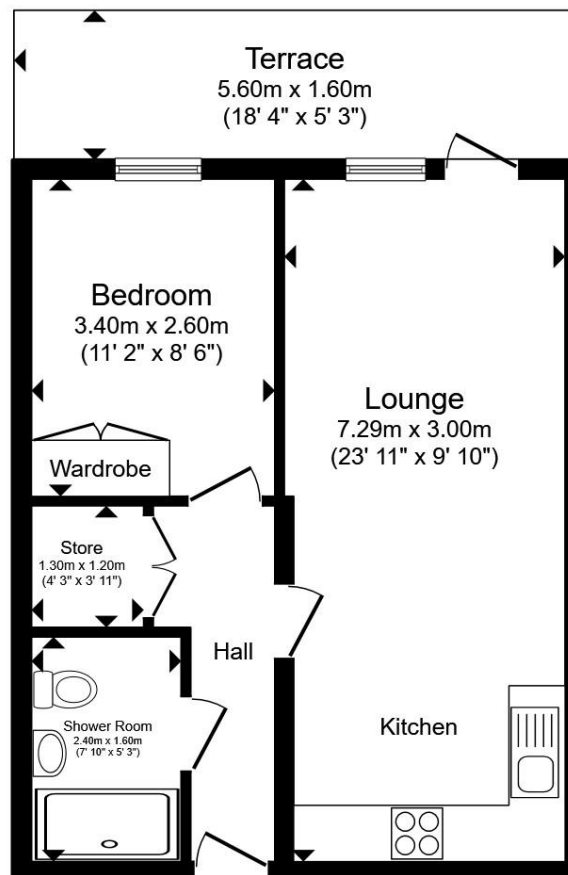
Sliding door to balcony, wooden flooring, underfloor heating, sink/drain, electric oven, induction hob, wall and base units.

Bedroom

Double glazed window, carpet, underfloor heating, built in wardrobe.

Shower Room

Tiled flooring, heated towel rail, wash hand basin, W/C, shower cubicle.



Total floor area 41.5 m² (447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Mercury House Broadwater Road, Welwyn Garden City

- CHAIN FREE
- Ground Floor Flat
- One Bedroom
- Allocated Parking
- Communal Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1032.00

Ground Rent: 150.00

offers in excess of

£250,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109741 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


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